

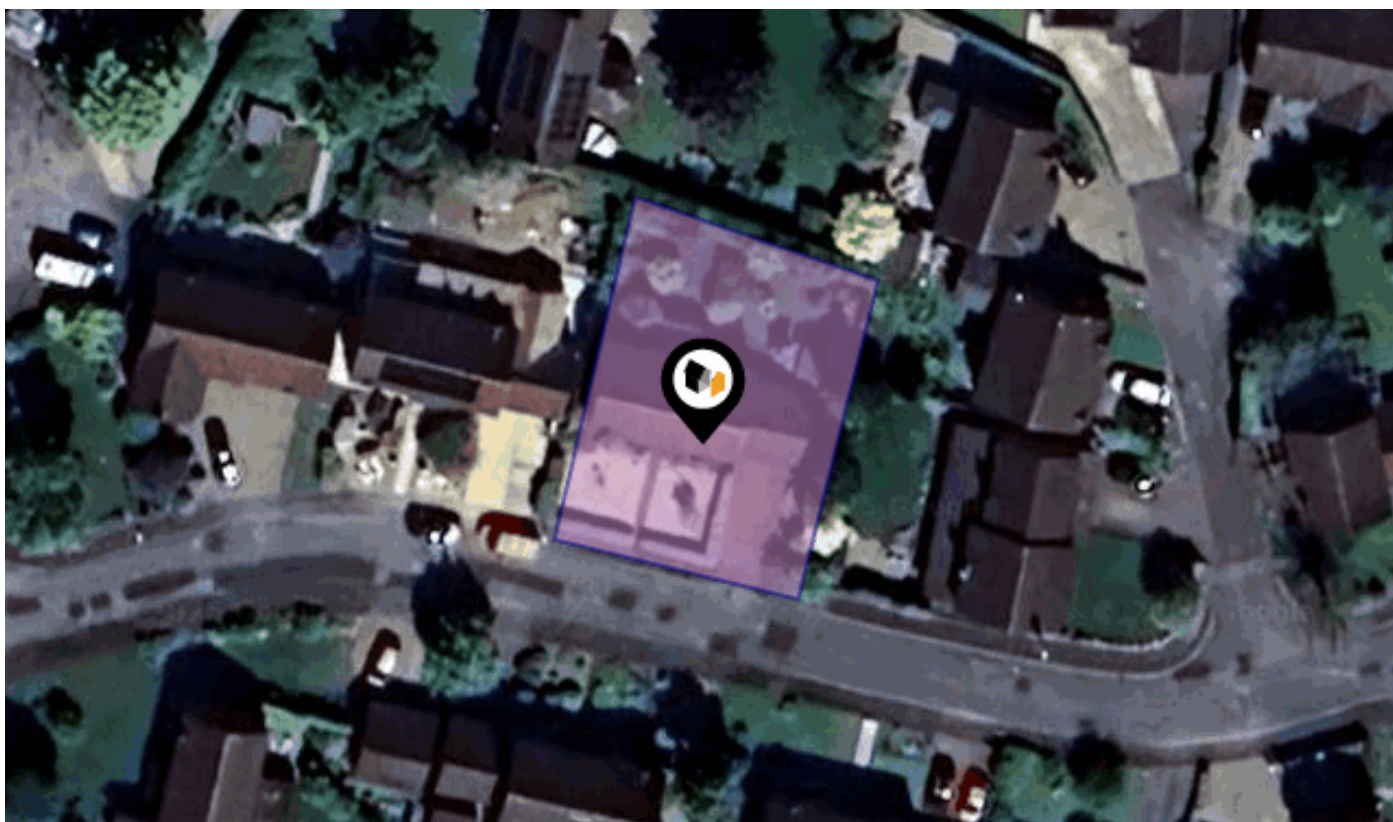


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th January 2025



21, LADY FRANCES DRIVE, MARKET RASEN, LN8 3JJ

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

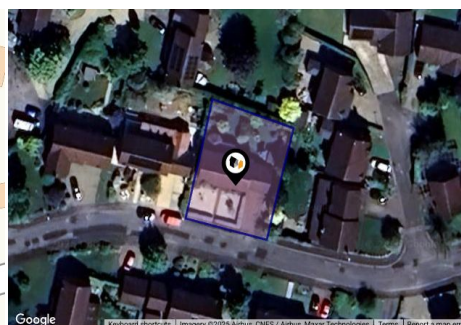
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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.14 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,699
Title Number:	LL314082
UPRN:	10034694189

Last Sold Date:	29/10/2013
Last Sold Price:	£249,950
Last Sold £/ft ² :	£137
Tenure:	Freehold

Local Area

Local Authority:	West lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	71	-
mb/s	mb/s	mb/s
		

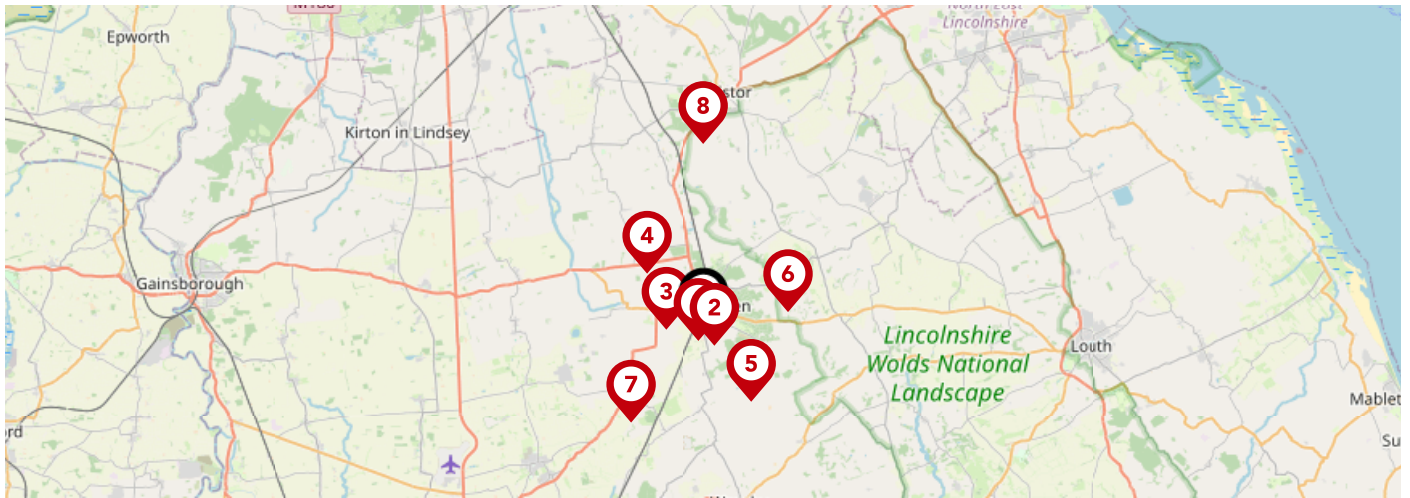
Mobile Coverage:

(based on calls indoors)

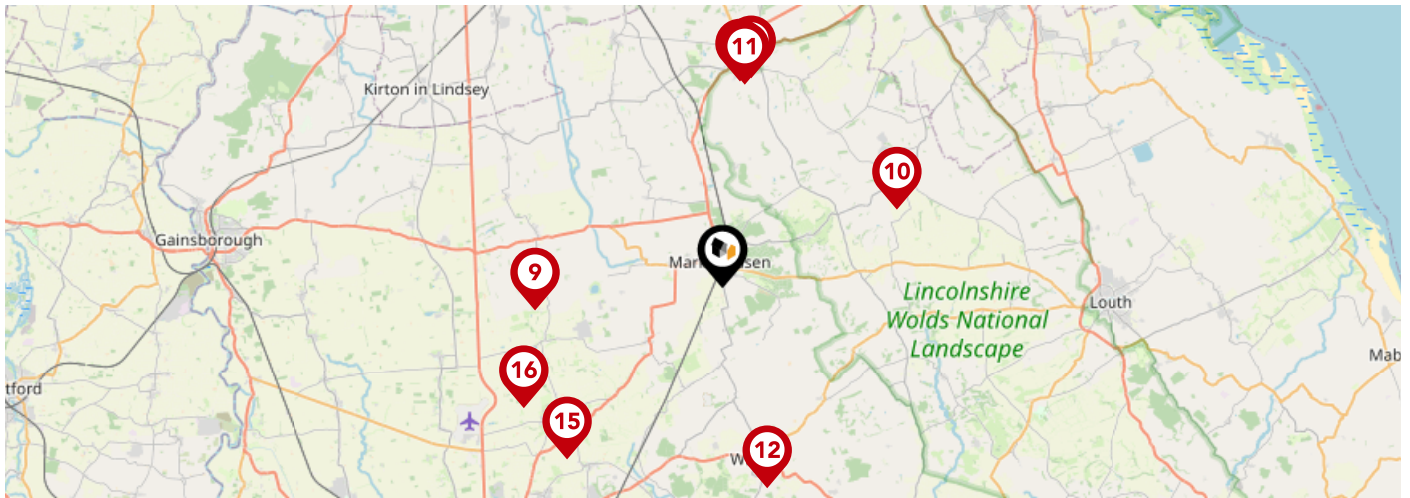


Satellite/Fibre TV Availability:





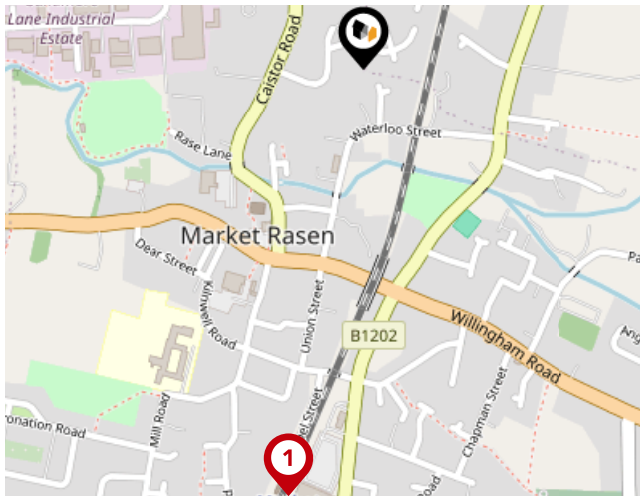
		Nursery	Primary	Secondary	College	Private
1	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.41	☐	☒	☐	☐	☐
2	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.64	☐	☐	☒	☐	☐
3	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.33	☐	☒	☐	☐	☐
4	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:2.81	☐	☒	☐	☐	☐
5	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:3.01	☐	☒	☐	☐	☐
6	Tealby School Ofsted Rating: Good Pupils: 84 Distance:3.08	☐	☒	☐	☐	☐
7	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.14	☐	☒	☐	☐	☐
8	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.57	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.71	☐	☒	☐	☐	☐
	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.74	☐	☒	☐	☐	☐
	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:7.19	☐	☒	☐	☐	☐
	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:7.31	☐	☒	☐	☐	☐
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.32	☐	☐	☒	☐	☐
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.43	☐	☐	☒	☐	☐
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:8.2	☐	☒	☐	☐	☐
	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.23	☐	☒	☐	☐	☐

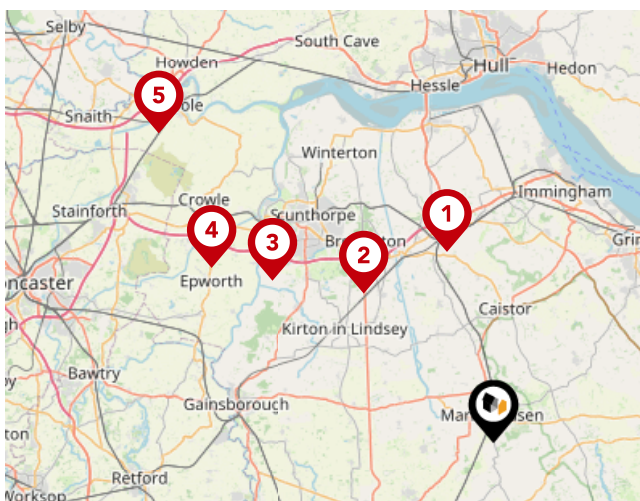
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Market Rasen Rail Station	0.48 miles
	Barnetby Rail Station	13.11 miles
	Brigg Rail Station	12.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	13.84 miles
	M180 J4	14.02 miles
	M180 J3	19.41 miles
	M180 J2	23.42 miles
	M62 J36	32.13 miles

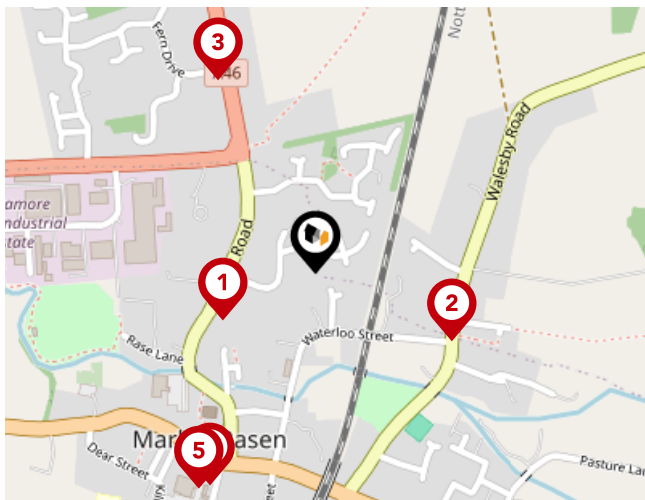


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	13.31 miles
	Finningley	28.54 miles
	East Mids Airport	56.84 miles
	Leeds Bradford Airport	63.61 miles

Area

Transport (Local)



Bus Stops/Stations

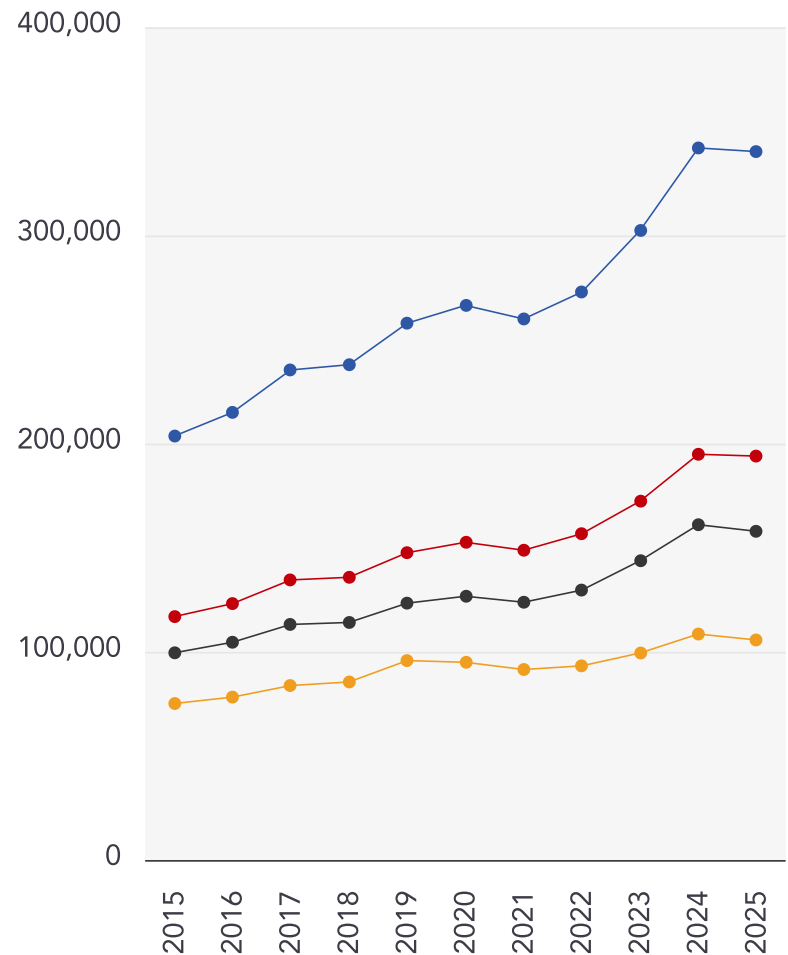
Pin	Name	Distance
1	Lady Frances Drive	0.11 miles
2	Waterloo Street	0.17 miles
3	Fern Drive	0.24 miles
4	Market Place	0.26 miles
5	Market Place	0.27 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN8



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



/Mundysuk



/mundysuk



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Mundys

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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